



TRILLIUM

LONDON W2

BLENDING THE CONVENIENCE OF CITY LIVING WITH A HARMONIOUS HOME LIFE

MAKE YOUR HOME AT TRILLIUM
AN ACCOMPLISHED INVESTMENT

Up to **12%**
annual rental
growth locally

Since 2019, annual rental value growth around Trillium has outperformed the rest of Westminster.

Dataloft Rental Market Analytics, 400m around Trillium/WEG, last 5 years

91%
of London's financial
and Insurance jobs
within 30 minutes

With 3 Zone 1 stations within a 10-minute walk, access to employment couldn't be easier.

BRES2022, TfL

166 metres
The tallest building
in Westminster

Double the height of Big Ben, Trillium offers stunning views across Westminster and the Royal Parks.

Ordnance Survey

Regeneration AT ITS BEST

Introducing Trillium, a new luxury development in W2 just a short distance away from the sought-after prime central London neighbourhoods of Marylebone, Bayswater and Little Venice.

Nestled between Regent's Park and Hyde Park, this neighbourhood is part of an ongoing regeneration project that started in 1998, with the transformation of Paddington and has now expanded into the Church Street Regeneration area, immediately north of Trillium.

CHURCH STREET REGENERATION



£1.1bn regeneration investment in the Church Street project

Westminster City Council

THE BERKELEY EFFECT

In the 5 years after the opening of Berkeley's successful West End Gate development (adjacent to Trillium), rental values in the surrounding area grew by almost 12% per year - outperforming the 4% annual growth across Westminster in the same time period.



Dataloft Rental Market Analytics, 400 metres/5 minute walk around Trillium/West End Gate over the last 5 years (November 2024)

PADDINGTON REGENERATION

Multi-billion pound investment over 20 separate development schemes, across 80 acres of land since 1998, and delivering:

- Paddington Basin waterfront destination
- Magnificent open spaces
- 3 million sqft. of commercial space
- 2,000 new homes
- Public art installations
- Improved biodiversity (Merchant Square nesting island, London's first floating park)

Paddington Partnership - thisispaddington.com, churchstreet.org

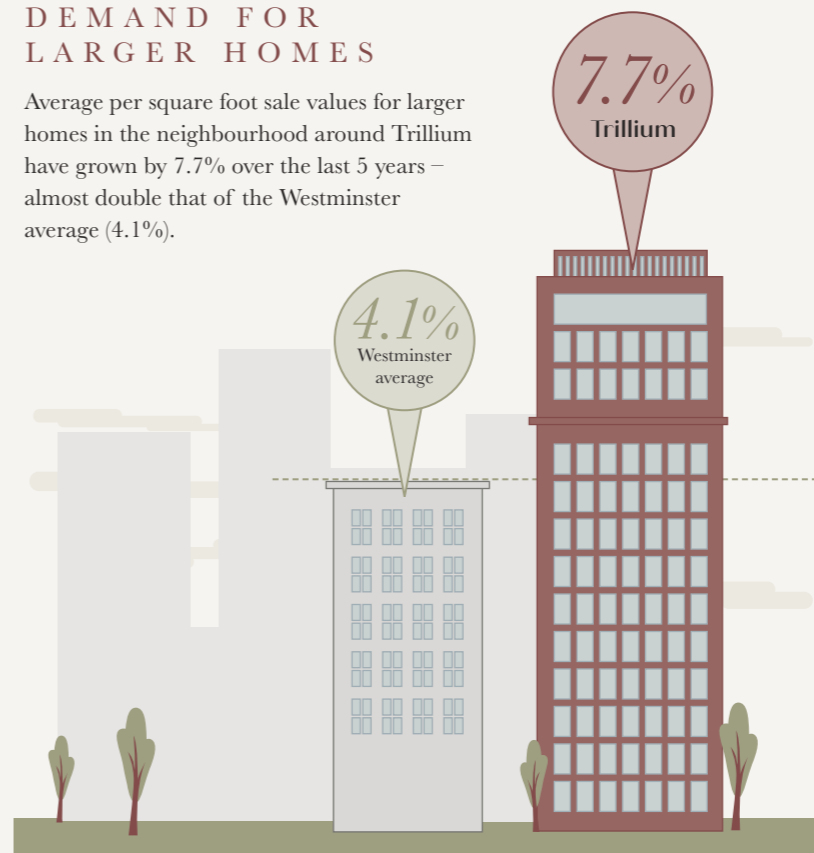
LOCATED IN THE HEART of London

Steeped in history, prime central London continues to be the most desirable place to live.

Whilst preserving its unique character, prime central London continues to adapt and evolve to meet the needs of future residents. Through well considered regeneration projects, new opportunities are created to live and work in the exclusive area.

DEMAND FOR LARGER HOMES

Average per square foot sale values for larger homes in the neighbourhood around Trillium have grown by 7.7% over the last 5 years – almost double that of the Westminster average (4.1%).



LonRes, 1 mile around Trillium, homes of similar size. November 2019 - November 2024

FORECAST GROWTH

18.1% Forecast sales growth

for Prime Central London by 2028



15.7% Rental value growth

for Prime Central London by 2028

Average of forecasts published by JLL, Savills and Knight Frank (Prime and Central London forecasts)

Up to **12%** annual rental growth locally

Dataloft Rental Market Analytics, 400m around Trillium/West End Gate, over the last 5 years. November 2019 - November 2024.

RENTAL SUCCESS

Since 2019, annual rental value growth around Trillium has outperformed the rest of Westminster.

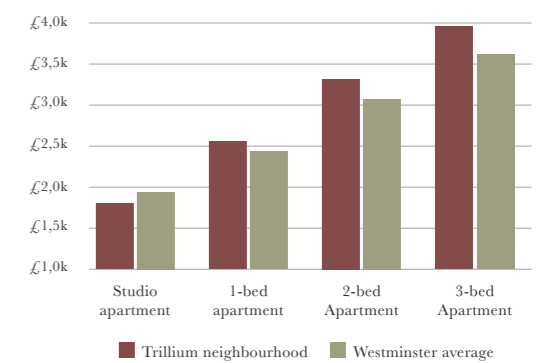
Manhattan apartment	1-bed apartment	2-bed Apartment	3-bed Apartment
2.7%	10.7%	7.8%	11.6%
3.7%	3.6%	3.2%	3.6%

■ Trillium neighbourhood ■ Westminster average

Dataloft Rental Market Analytics, 400m around Trillium/West End Gate, last 5 years. November 2019 - November 2024

ACHIEVED RENTS

The neighbourhood around Trillium achieves higher monthly rent values than the Westminster average.



Dataloft Rental Market Analytics, 400m around Trillium. November 2023 - November 2024

SEAMLESS Connections... ...LIMITLESS Adventures

TRILLIUM | SEAMLESS CONNECTIONS, LIMITLESS ADVENTURES

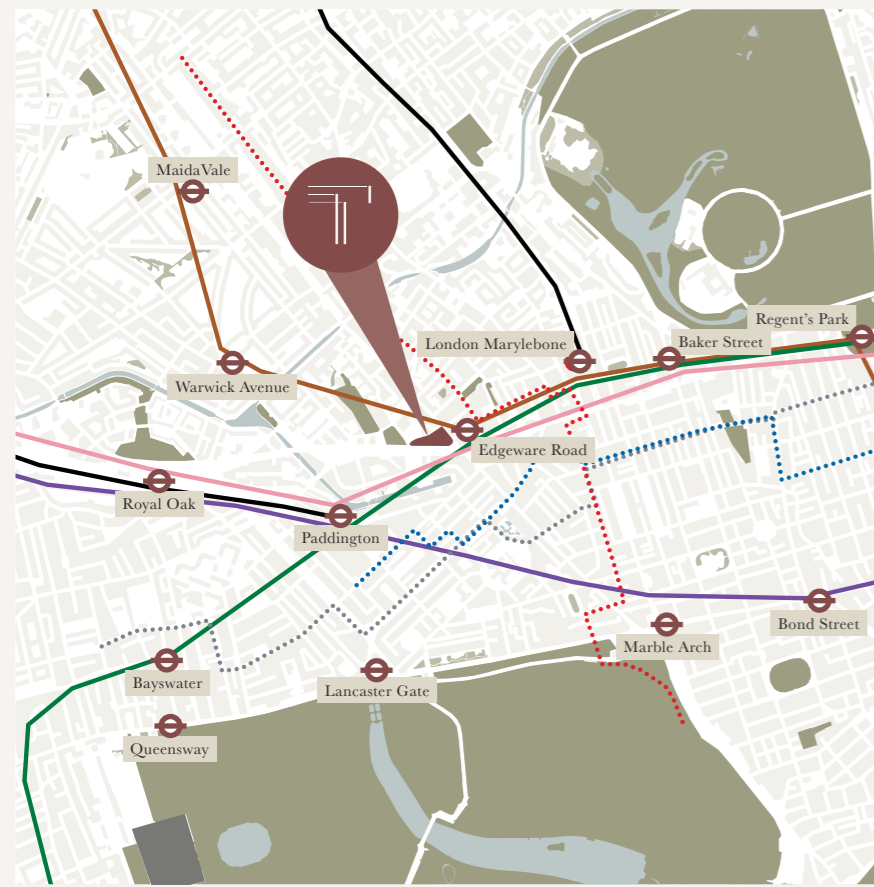
Trillium is well connected with 3 Zone 1 rail stations within a 10-minute walk, connecting travellers to all the major leisure, retail and employment locations in London within a matter of minutes.



Trillium residents also benefit from several London Cycle Network routes that connect the area to Marylebone, Bayswater and into Hyde Park with the picturesque Kensington Palace only 12 minutes away.

TFL, Google

LOCAL ROUTES AND CONNECTIONS



KEY

TUBE ROUTES

- Bakerloo line
- District & Circle line
- Elizabeth line
- Hammersmith & City/Circle line
- Mainline

CYCLE ROUTES

- LCN Route 40
- LCN Route 5
- Quietway 2

Stations

WELL CONNECTED

Trillium attains the highest possible score in Transport for London's connectivity ratings – a PTAL of 6b.

The PTAL score is calculated by measuring access to the transport network and frequency of services. The London average residential PTAL is just 2.

Only *1 in 25* Londoners are lucky enough to live in areas with a **PTAL of 6b**



Transport for London, Dataloft, Land Registry 2023, apartments

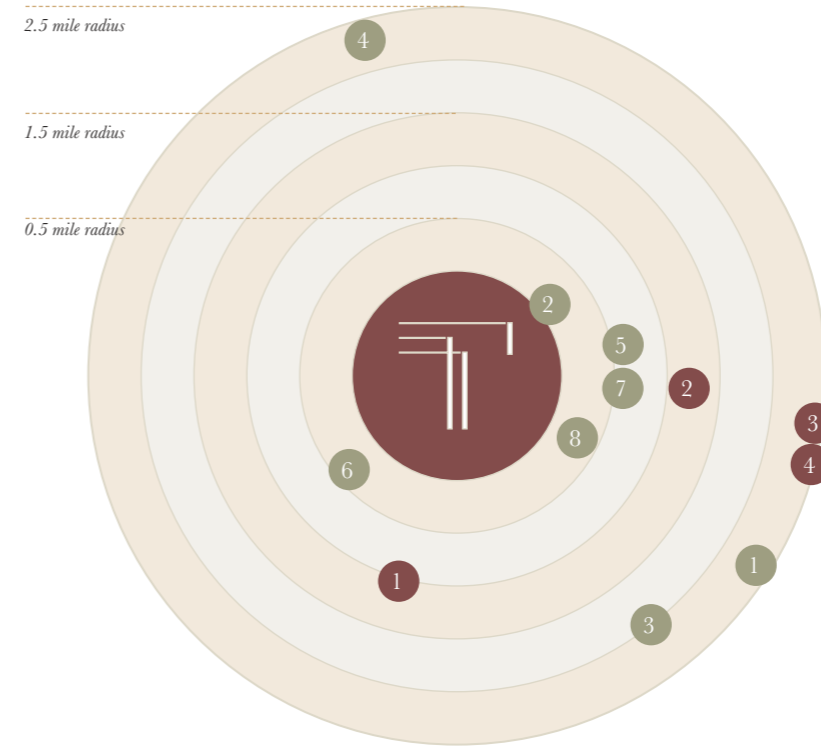


googlemaps.co.uk, travel times estimated only

OUTSTANDING Opportunities

With 20 universities within 2.5 miles - including the top UK universities and 4 of the top 50 universities in the world – Trillium sits at the heart of academic opportunity.

The area is also surrounded by over 100 independent schools. These are a mix of preparatory and secondary schools for children from ages 4 - 19 years old.



Top UK and world ranking local universities

- 1 Imperial College
- 2 University College London
- 3 London School of Economics
- 4 King's College London

Local Independent schools ranked within the London top 100

- | | |
|--|-----------------------------------|
| 1 Westminster School | 5 Queen's College |
| 2 Francis Holland School (Regent's Park) | 6 Kensington Park School |
| 3 Francis Holland School (Sloane Square) | 7 Portland Place School |
| 4 University College School | 8 Wetherby Prep and Senior School |

ISI, MyTopSchools, Ofsted. Travel times sourced by googlemaps.co.uk, estimated only

39

'Outstanding' rated state secondary and primary schools within 2.5 miles

Ofsted reports.ofsted.gov.uk, November 2024

Over 100 independent schools within 2.5 miles

ISI



TRILLIUM | OUTSTANDING OPPORTUNITIES

London School of Economics have been ranked the top London university 2025¹

University of London ranked university of the year 2024²

Imperial College London ranked university of the year for graduate employment³

11% of students are attracted to studying in the UK, outshining cities like Singapore, New York and Dubai⁴

Despite being less than 1% of the global population, the UK has 40% of the world's top 10 universities⁵

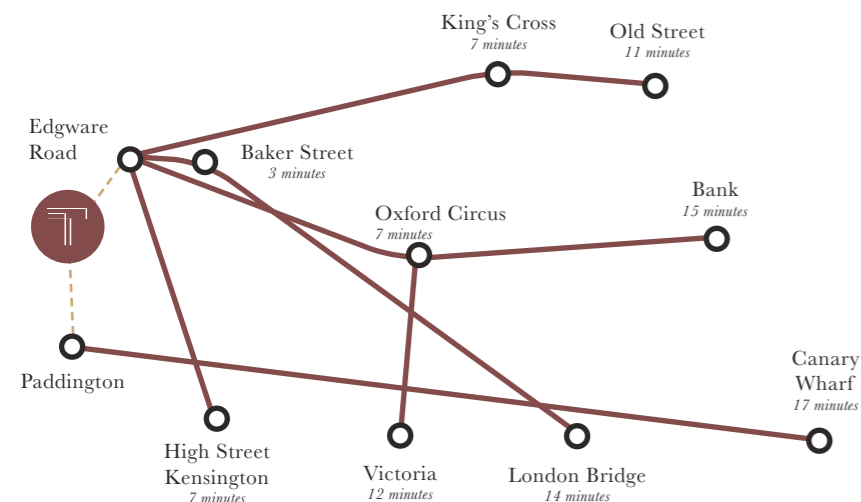
¹The Complete University Guide, ²The Times and Sunday Times Good University Guide 2024, ³The Times and Sunday Times Good University Guide 2025, (located 1.5 miles away), ⁴Love UK, Love London Report (Berkeley)

ARRIVE IN THE CITY *in minutes*

For the past decade, London has consistently ranked as the most appealing city globally. This vibrant workplace makes up the city's daily pulse with over 5.6 million people choosing to work here.

At Trillium, you are only minutes away by tube from London's financial districts and tech hubs but also only a few minutes walk away from the Paddington employment area.

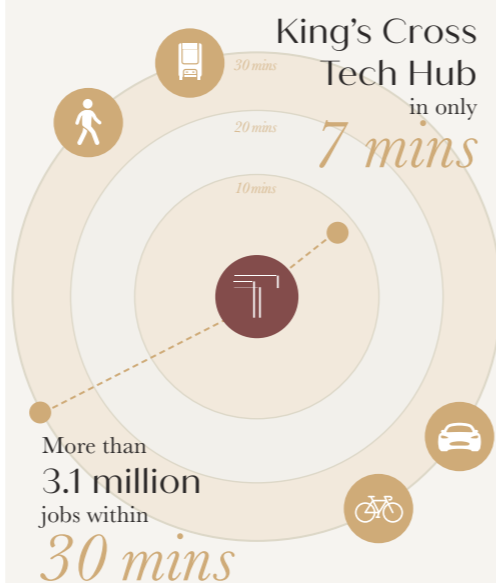
CONNECTIONS TO KEY EMPLOYMENT HUBS



Google Maps, TfL

EMPLOYMENT

Owing to the outstanding access to the major employment hubs, 55% of all London's employment is within a 30 minute door-to-door commute. This includes 91% of London's financial and insurance jobs, 76% of the information & communication jobs and 76% of the professional and scientific jobs.



BRES2022

Ranked 1st in Europe Global Financial Centres Index

The highest ranked city in Europe, London still dominates the city index for financial competitiveness in 2024.

Global Financial Centres Index, Z/Yen

KEY EMPLOYMENT HUB

Paddington has been recognised as one of the 9 key employment hubs across central London and ranking alongside the likes of The City, King's Cross, Victoria and The West End.

Central London Forward, 2024

FOCUS ON PADDINGTON

Over **65,000**

local jobs including 15,700 in the Information & Communication sector

BRES 2022, 10 minute walk from Trillium

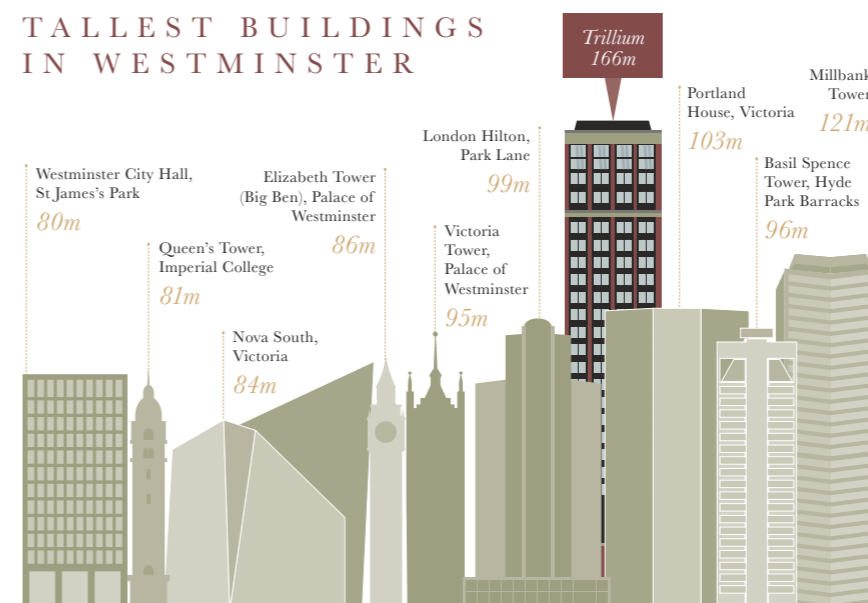
LIFE AT *Trillium*

THE TALLEST IN WESTMINSTER

Trillium's largest tower is set to be the tallest structure in Westminster at 166 metres - almost double the height of Big Ben and 45 metres taller than Millbank Tower.

Ordnance Survey

TALLEST BUILDINGS IN WESTMINSTER



Ordnance Survey



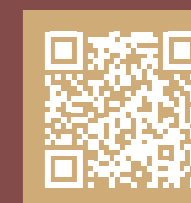
Regent's Park

STUNNING PARKS WITHIN A FEW MINUTES

Trillium is ideally located between the three popular neighbourhoods of Maida Vale, Marylebone and St John's Wood with great views, stunning parks and everything you need within just a few minutes.

VIEWS FROM TRILLIUM

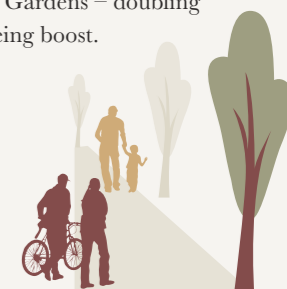
At 24 storeys and 114 meterstall, fantastic, panoramic views across London are possible.



WELLBEING

Research into proximity to open spaces and wellbeing revealed a significant wellbeing boost for people living with 300m of a 2.5 acre park. Trillium is within 300m of a 5 acre park - Paddington Green/St Mary's Gardens - doubling the proven wellbeing boost.

'A spatial analysis of proximate greenspace and mental wellbeing in London', Houlden, Albuquerque.



NATURE ON YOUR DOORSTEP

Trillium is positioned between 3 of the Royal Parks:

Kensington

Palace & Gardens: the London residence of the Prince and Princess of Wales.

Hyde Park:

famous for major events, speakers corner and the Serpentine lake.

Regent's Park:

home to the world's oldest scientific zoo - London Zoo



As a consequence of the ongoing regeneration, major companies have also chosen Paddington including:



Computer Generated Image, indicative only.

961 acres of accessible parkland within 1 mile



10 REASONS TO CHOOSE TRILLIUM

01 IDEALLY LOCATED
Three Zone 1 stations are within a 10 minute walk of Trillium giving it the highest level of connectivity in London.¹

02 REGENERATION DIVIDENDS
Trillium is part of an ongoing regeneration project that has seen local annual rental growth of up to 12% since it started.²

03 A CITY OF OPPORTUNITIES
With some of the best universities in the UK in easy reach as well as over 100 local independent schools, Trillium is at the heart of academic excellence.³

04 A ROYAL CONNECTION
Close to London's royal heritage, Trillium is located between 3 Royal Parks and a short cycle ride from Kensington Palace.⁴

05 NATURE ON YOUR DOORSTEP
With its extensive and well-connected green space, London is the world's first National Park City and Trillium residents can experience 961 acres of this open space within only 1 mile.⁵

06 A PROVEN INVESTMENT
With gross rental yields of up to 6% in the local area, Trillium is part of an emerging new neighbourhood in demand.⁶

07 LUXURY TOWER LIVING
The appetite for tower living in London is strong with 583 new towers in the pipeline. The 3 towers at Trillium will be 17, 24 and 39 storeys with the highest at 166m - the tallest in Westminster.⁷

08 ACUTE DETAILING
The apartments and leisure facilities have been designed by award winning design studio Brady Williams.⁸

09 VIEWS LIKE NO OTHER
With residential towers of 24 and 39 storeys high, Trillium offers unmatched panoramic views across London and into the Royal Parks.⁹

10 LUXURIOUS FACILITIES
The development offers high end facilities including: 24 hour concierge, private co-working space, private dining room and 'The Spa at Trillium'. The spa includes: A pool, steam room, salt sauna, foot spa, hydrotherapy pool, ice plunge, ice fountain treatment room, infrared sauna and IV Room.¹⁰

¹Transport for London, ²Dataloft Rental Market Analytics, 400m around Trillium/West End Gateway, November 2019 – November 2024, ³The Times 2025, QS Top Universities, HESA, ⁴Ordnance, ⁵Ordnance Survey, ⁶RIBA, Ordnance Survey, ^{7,8,9,10}Berkeley.

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TAKE A
look inside
our Show Apartment



Berkeley
Designed for life



www.pricehubble.com/uk

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